

LINDEN RIDGE HOMEOWNERS ASSOCIATION

BOARD MEETING 9th DECEMBER 2008

MINUTES

In attendance:

Jim Sieme
John & Dawn McDonald
Neil Bradshaw
Mike Peacock
Rocco D'Aprile
Wyndi & Han Hills

Non-Profit Status Update

Following on from the application made by the previous board the Association has now been granted I-501 (c) non-profit, tax-exempt status and has received the certification documentation. The Association is still required to file form 990-N by the 15th of May each year and the Treasurer has agreed to ensure this is submitted.

Outstanding Homeowners Dues

Of the five homes issued notice of intention to legal action, three have begun repayment with the treasurer. The remaining two are therefore due to have liens placed on their property to recover the funds. Further details of this will be made available at the members meeting on Saturday 13th December.

There are now 24 homes with outstanding dues, a very significant reduction from the 51 listed at the last Members meeting on September 20th. The board remains committed to collecting all outstanding payments if possible by the next billing period, which commences on April 1st of 2009.

With regards to homes that change hands in any fiscal year it has been agreed that the lawyers acting for both parties in the sale will pro-rata the dues payable for that year and inform the Treasurer of their agreement.

The total of dues currently outstanding is \$4800.

The Common Area

A survey has been undertaken on the common area at the corner of Linden Ridge Rd and Hedingham Rd and the actual size of the lot has been found to be considerably less that previously assumed by the residents. Options for the

possible expansion and further development of the common area are being prepared and more information will be presented at the next Member's Meeting and into the New Year. It was unanimously agreed that any action and further outlay on the common area, particularly with regards to any purchase for expansion must be placed before all homeowners for consideration and voting at the appropriate time.

Location of Members' Meetings

A letter has been received by the Board protesting the use of the Moose Lodge as a venue for homeowner's meetings, on the grounds that this is not a smoke-free environment.

It was noted that venues of the appropriate size and in convenient locations have been difficult to procure but every effort was made to obtain the best time, location and price for the majority of homeowners.

It was also noted that perceived unacceptability of a Members' Meeting location does not negate the obligation of any homeowner to pay their dues in full and on time.

Unofficial Yard Sale Signs on Linden Ridge Areas

A number of complaints have been received by the Board about non-residents of Linden Ridge placing Yard Sale signs on communal property, both at the entrance and on the corner of the common area. It was unanimously agreed that all non-sanctioned Yard Sale signs placed on any Linden Ridge communal areas could be removed by any resident of the Association.

Budget 2009

The treasurer had prepared a draft budget which was reviewed by item and approved by the Board. This will be presented to the Homeowners at the Members Meeting on December 13th, 2008.

The meeting closed just before 10PM.

Minutes prepared by Wyndi Hills, Secretary, Linden Ridge HOA